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VALUES—REALTY AND REAL

THER a \$300,000,000 lift in assessments on real estate or a raise of the tax rate is reported to be inevitable if the city is to take care of the various increased demands of its departments. Nobody knows where the \$300,000,000 increase comes from, and it will be recalled that the city had to reduce this year's assessment some \$60,000,000 owing to over-valuations in various places. The Tax Department seems to have adopted the policy of the wily Oriental, who always states a figure so high that it can stand a lot of beating down and still show profit.

Property owners are not pleased. Nor are consolations likely to prove consoling. Some consolations there are, however. Indeed to the average man the development of New York realty, especially in Manhattan, will always be the unfolding of rosy dreams of marble and magnificence. Only last week the Superintendent of the Bureau of Buildings, in his report for the year 1911, analyzed the \$111,000,000 worth of building operations in New York for that twelvemonth.

For the previous decade the yearly average of building amounted to \$108,000,000. According to last year's figures the total building operations of Manhattan glone now exceed those of Chicago by 8 per cent., are three times those of Philadelphia and more than five times those of any other city. While only 6 per cent. of new buildings to be erected in the Greater City were in Manhattan, the cost of this 6 per cent, is more than that of the other four boroughs put together. New buildings are less in number than in past years, but the average cost is much greater, having been through the last four years about double that of the five years preceding. Fireproof buildings increased 25 per cent. over 1910. An interesting detail is the number of buildings proposed for places of amusement, which increased from 49 in 1910 to 72 in 1911, while the number of private dwellings decreased.

But besides a fairly healthy growth of building, the past year or two has shown two other great and hopeful advances. First, the widening of Fifth avenue has demonstrated that the civic spirit is sufficiently awake to guard and protect for the future the beauty and convenience of New York's finest street—an improvement beside which temporary private interests are already seen to be insignificant. Second, the building of the new subways has lately shown possibilities of rapid and effective work without undue disturbance of streets and traffic-possibilities that promise much for the future peace of mind of merchants and tenants along projected routes. The Public Service Commission has just announced that the Centre street loop and the Brooklyn Fourth avenue section will be ready for operation early next year. Henceforth the building of new subways need call forth none of the terrors inspired by memories of upheavals previous

New York may not have builded \$300,000,000 more into its fabric. But it is no small thing to have learned how to put through big, far-sighted undertakings like remodelling avenues and adding subways with a minimum of temporary inconvenience and a maximum of ultimate benefit.

LAW IS LAW.

HE Harvard professor who is accused of bringing back from Europe \$1,100 worth of dutiable articles which he did not declare is entitled to no sympathy. Misguided women are continually doing this sort of thing—often from nothing worse than the feminine instinct to protest against what looks like a silly and unjust law by breaking it. Because they are women we are glad to see them treated with such consideration as may be found possible. But a highly educated male citizen, an instructor of college youth. certainly knows better. Whatever he may have thought of the law, still he knew it was the law and as such to be observed-particularly by those whose example might influence others. While the United States Government, in the carrying out of a heaven-sent get busy yourself and get that number! teriff policy, goes down to the dock in all its power and dignity to greet its returning citizens with threats and search warrants and inspections and imposts and impositions, the returning citizens are in duty bound to submit and suffer to the greater glory of the land. What is the price of liberty, anyway?

TARCUS AURELIUS and Epictetus may have counselled the Mayor to "forgive everybody every morning" and so "live without anger in the midst of lying and unjust men," but what about Seneca, who comes out flat-footed with: "It is not right to show promiscuous and general clemency, and to forgive every one is as much cruelty as to forgive no one"? How's a man to know?

JOB may be a jester, but he is not a joke!

POCKET

as they go upward?

Wisp?"

380-What causes echoes?

IIESE questions will be answered Wednesday. Pere are repiles to

271 (What countries are likely to be most cloudy?)-Those where there are

and the string of string. -Life. rice a sign of rain?)-The air's higher regions are laden with condensing Marvin-Is that the colt you got with vapor which the rising sun canno, dis- 300,000 coupons? He looks oil.

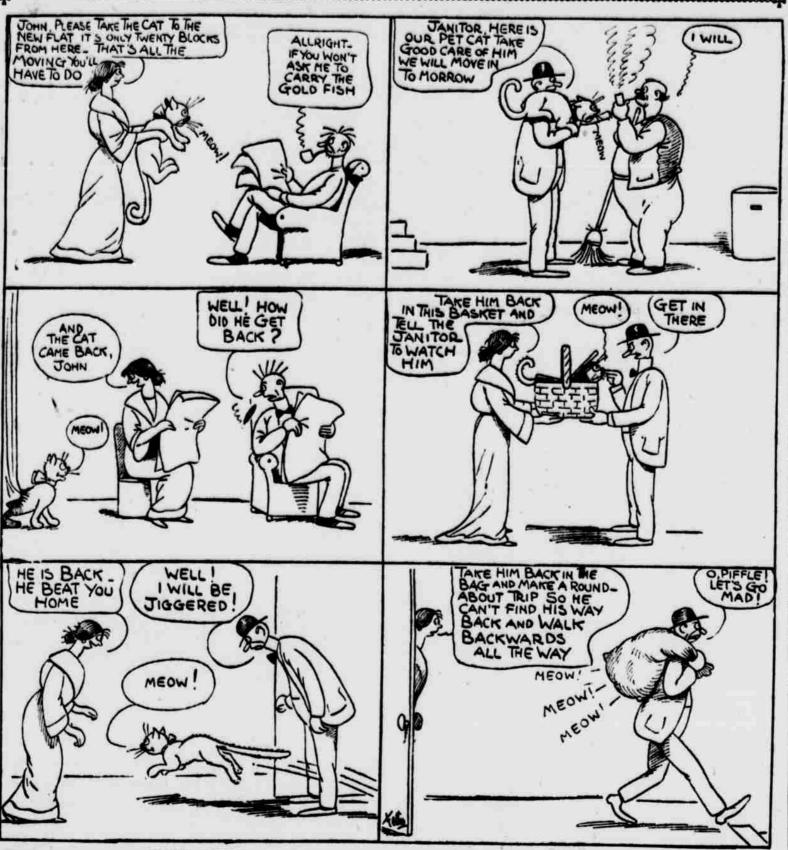
\$76-Why do smoke and steam curl, the heat from radiating from the earth. whose surface thus remains warmer. 377-What causes the "Will-o'-the soaking their feathers")-Their feathers are covered with an olly secretion 378- Hew does wind dry dimp which repels water.

375. (During what part of the twentyfour hours does most rain fail?)-More 379-Why are some objects black? rain falls at night than in the daytime. the chill of night condensing the air and lessening its capacity for holding vapor in solution.

First Week-End Guest-Would you ask our hostess to lend me a motor? Second Week-End Guest-Good heavens. most variable winds: England, for ex- no! I'd as soon think of asking her for

WEIGHT FOR AGE.

By Maurice Ketten



Mr. Jarr Has to Pay the Bill for a Case of Chronic Telephonitis

theatrical attractions to which one Mr. Jarr. could purchase tickets without being them-by-paying-double-prices to a spec- I do wish company would be a little

The

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Jarr, heatedly. "Here I've been trying

to get my number all day. And the answer is 'Busy! Busy! Busy! Now

Whereat the gentle lassle at the Cen-

tral switchboard spilled into his ear a

succession of the most diabolical me-

tallic clackings, sufficient to split his

"You can hear for yourself," said the

operator, graciously turning off the

eardrum-bursting clatter, "when makes that sound the wire IS busy."

ation with the dear ones at home!"

Four times more did he essay to tell

his wife by wire that he had gotten the

theatre tickets for the Miss Cackel-

Unselfish Wife!

"Does your wife object to your be-ing a clubman?"

And he hung up the receiver.

R. JARR was trying to get his

"Wire's busy, sir," said Central.

Nonsense!" retorted Mr.

"when it

Jarr began upbraiding his wife, right gone to Atlantic City. Then they called

"What's the matter with you folks up here?" he asked straight off. "Do you phis. Then they called Philadelphia take the telephone off the hook when I again and were told their mother was in tay to get you. It was the same yes- calling up everybody they know in Balterday and the day before!" "Sash!" said Mrs. Jarr, "It's those Bultimore-to get their mother.

the only ones they desired to witness, phone a great deal."

When Mr. Jarr had spoken of current "They must board with it," growled forgot to bring with them. They want Mr. Jarr.

"I'm sure I don't know what to do in the hopes they will dream they" told "All-sold-out-maybe-you - can - get- about it!" whimpered Mrs. Jarr. "But marry a millionaire while they're here. them-by-paying-double-prices to a spec- I do wish company would be a little "See that they get the wedding cake," ulator," the Miss Cackelberrys had said, considerate about the teleptione. Those said Mr. Jarr. "I want that marry-a-"Oh, we only want to see a GOOD girls are hanging on it all day long millionaire-dream to come true. We'll show,"

They called up their mother in Philaneed him to pay the long distance tele-

up Atlantic City and were told their mother had just gone back to Philadel-

Hoodoo Theatres

Play houses That Were Haunted by Mysterious Bad Luck. By Robert Grau.

"Well, it's mighty funny!" said Mr. Jarr. "Svery day for the last few days I'm cut off from all telephone communiwith its direction.

Morgue." And this too despite the of life the house scarcely knew a pay-fact that some important theatrical lng season. history resulted from what was

schieved within its walls. way for more than a decade, but even sized audience he lost money. tle theatre when they were burned out and to conceal deftly the fact that the they could not entice their tremendous Alexander Herrmann took a long leave of the theatre and spent a fortune on fellowing into "The Morgue."

But though his company included Clara savings in the enterprise. Morris and Fanny Davenport, in their

HE "hoodoo" theatre has been even in an era of real estate prosin evidence for generations, portry.

There has always been at But there was one theatre that were

There has always been at But there was one theatre that was on Delmar Boulevard, St. Louis, yester-least one theatre in nearly really called the "Jonah Theatre," and day, come to think of it, but the people every city which for reasons for a term was operated under that inexplicable has failed to pay any name in the hope that the very frankmanager bold enough to tempt fate tide. This was the little Auditorium, which stood for a generation at Twenberrys, who were visiting him.

The Miss Cackelberrys had been very particular about what shows they place and Broadway. It was called the particular about what shows they place and Broadway. It was called the Theatre. It belonged to the Gilsey Yonkers, I believe," replied Mrs. Jarr.

Mr. Jarr clutched at his pocketbook For nearly a quarter of a century ty-ninth street and Broadway, immethe big hits only that appealed to them. the famous hotel of that name. Once fact that the San Francisco Minstrels but said nothing. From the front room it had been a church. This house used reigned there for a long time. Its title he could hear to change managers so often that it changed as many as a dozen times in actually became known as "The a single season. During thirty years

> Richard Mansfield played an engagement there at the height of his career, Here the famous Worrell Sisters held and while he was able to draw a fair- berrys were still hard at it. sway for more than a decade, but even sized audience he lost money. Several they falled to profit from their efforts managers made Herculean efforts to he said. "They've got telephonics in the said of the loss attractive it's most virulent form!" at the old Theatre Comique, but even auditorium was up two flights. Prof.

Augustin Daly, once in desperation it, but not even when the great maafter the old Fifth Avenue Theatre was gleian himself played there was he destroyed by fire, leased the house able to conjure the public into its walls. and spent a fortune in beautifying it. Herrmann lost the greater part of his

he could not mak a go of it. he came to New York with the vowed way system. In order to establish the After all efforts to make it pay as a purpose of leasing anything that had hospitals and to obtain for them the regular playhouse were found impos. four walls, took a chance. He made needed credit for their proper conduct i this a corporation took hold, repro- further extensive alterations, renamed was necessary for the Missouri-Pacificducing a famous English amusement the house the Princess, and it is fair fron Mountain system to advance funds nterprise called "Ye London Streete," to state that the theatre did have one and take charge of operating the instiwhich was so colossal a flasco that the really profitable tenancy-that of Mar-property lay dormant in that condition garet Angila and Henry Miller-who clais have been paying a small absense for years before any one could be found with "Zira" and "The Great Divide" ment each month, based on the amount with the temerity to try anything new. were able to seil out the capacity of of their salaries. Now that the hospital Its last use was for fistle events. Finally the little theatre. However, it was so service has become self-sustaining the the owners of the property tore down difficult to find any attraction capable railroad company has decided to turn

ne plays that were "selling out" were Cacketberry girls. They do use the tele-

"They called up a young man they knew in Cincinnati yesterday. He wasn't in, but they had mylolent quarre with his sister that lasted half an hour!" mouned Mrs. Jarr. "Where else did they telephone?"

asked Mr. Jarr, in cold, measured tones, "That's all except some local calls, I believe-except to a cousin in Camder N. J., to tell her what a lovely time they were having in New York. They did this to make her sick with spite, they because really, they said, things had been very dull. Germantown is

"I should say it is!" snorted Mr. Jarr "This town isn't very gay to me when think of that telephone bill. Didn't they call up Chicago, Tacoma or St Louis?"

"Why, they did call up some friends had moved to Sandusky, O., and they wouldn't bother to try to get then

"How kind of them!" cried Mr. Jacr. "What are they doing now, these tele "They are calling up some friends in

"Oh, YOU don't MEAN 11?" "Guess again," "No. I WON'T!"

"Walt, Irene wants to talk to you Charley!

And Mr. Jarr knew the Miss Cackel

41,000 Managers. wiff management of the entire hos

pital vervice of the Missourt-Paoffic-Iron Mountain system has been turned over to the more than forty-one thousand employees of thos companies. Heretofore the hospitals Finally the late Sam S. Shubert, when have been operated as part of the Martin—He is. He was born the year "Oh, no. Why, before we'd been the owners of the property tore down numbered to find any attraction capable rearroad company has declared to find any attraction capable rearroad capable rearroad company has declared to find any attraction cap

Motto: "Here We Rest."

HANDFUL of rough French soldiers of fortung headed by the explorer Bienville, burst through a hostile southern wilderness

in 1702 and built a fort on the Mobile River's bat is. They were not the first white men to face veild beasts and wilder savages there. De Soto in 1539 had fought his hopeless way through that region on his journey to the Mississippi. England and Spain both claimed the tract. But Might meant Right in those days, and while the powers were snarling over the choice morsel Bienville seized it in France's name. And the second of his two forts was the germ of the city of

For the next century the whole surrounding country was a scene of

strife. There were Indian wars as the redskins fought desperately to stem the apread of civilization. European nations, too, squabbled for the possession of the rich territory. France in 1763 lost all her American possesclons as a result of the French and Indian war. And in 1779 the land conquered by Bienville was split up between Spain and the new United Sates. Spain and the Indians were at last bought off or outmanoeuvred, and it all Decame United States soil. The tract had been part of Louisiana (in fact, Mobile was Louisiana's are capital), next it was incorporated with Georgia, and in 1788 it was included as a portion of the "Territory of Mississippi" Then, in 1817, it was reapportioned as

'Alabama Territory." The name was derived from the "ALA-BA-MO" tribe of Creek Indians and is said to mean: "Here We Rest"-a motto which Alabama has taken for her own. 'Alabama Territory" became the State of Alabama in 1819, being admitted

to the Union as a slave State to pair off with Maine, which was admitted as "free" at the same time. For the next forty years the story of Alabama was more or less the story

bams was one of the first States to secode from the Union. Nowhere did secossion receive more ardent support. Yet there were many Alabamans of note who did not wish to leave the Union. And when they found secession could not be avoided they strained every nerve to cut off Northern Alabama into a separate and neutral State under the name

of the whole South. Then came the rumble of the approaching civil war. Ala-

of NICKAJACK. The plan failed. When the South seceded Alabama's capital, Montgomery, was chosen as the first capital of the Confederacy. There Jefferson Davis was inaugurated President. Alabama sent practically all her able hodied male population to the civil

war. And no less than thirty-nine Confederate generals came from that single During the four-year conflict she suffered bitterly from all the horrors of warfare. Invasion, siege and battle were hers. Not once, but again and again. Not

Then followed the bitter 'reconstruction period," when Alabama was one more rent asunder and was plundered and bankrupted. The dreaded "carr bag" regime exacted from her a toll almost as terrible as had the war itself. Not until 1876 did the tortured State begin to texulo her strength. Then recovery that came so late was rapid. To-day Alabama is in size the eighteen State in the Union, with a population of about 2.140,000,

until April, 1865, was the whole State recovered by the Union.

The "wilderness" claimed by three nations and devastated by war after w has outlived its countless misfortunes and has risen through them to greatne (NEXT-ARIZONA)



P VERYTHING seems to be worn tight, nowadays, except the marriage tie.

Hang on a man's words if you want to flatter him, but don't hang on his neck unless you want to frighten him.

Coquettes are made, not born; a girl seldom thinks of playing false in

the love game until some man has taught her how. If Pierre Loti could make harems fashionable in America it would

do away with all the superfluous backelors; no man would object to tying

himself to a woman if he didn't have to separate himself from all the others. As long as a wife can keep the wrinkles out of her disposition the wrinkles in her face won't be seen; as long as she can keep her temper

sunny she can persuade her husband that the "silver threads among the gold" in her hair are pure platinum. Married men get so nervous about avoiding the appearance of evil

that they almost have a fit of prostration if a drug store demonstrator happens to squirt lilae perfume on their coat lapels,

A pretty woman's age can usually be gauged at about half way between chat the men think it is and what the women say it is.

Little bridegrooms should be heard and not seen.

The May Manton Fashions

H GH turned over collars in Directoire style and

revers that widen as

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and the little vest ef-

feet can be utilised for

contrasting material if

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women will be sure to

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doubted tendency to-ward long sleeves, but fashoin allows those of almost any length that

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25; yards 36, 1% yards
44 inches wide with 5;

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approach the



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